

Gardner, Stephen

From: Roy Barnett [rbarnett@vanmetrecompanies.com]
Sent: Tuesday, November 17, 2009 10:25 AM
To: Gardner, Stephen
Cc: Nein, Jeffrey
Subject: FW: Stone Ridge Comm. Rezoning Letter of Support
Attachments: SR Comm. Rezoning Signed Letter of Support.pdf

Stephen – Here is letter of endorsement from South Riding for our rezoning case. I do not know if you received the emails of endorsement from the resident members of the Stone Ridge HOA Board but I can forward if you did not receive them.

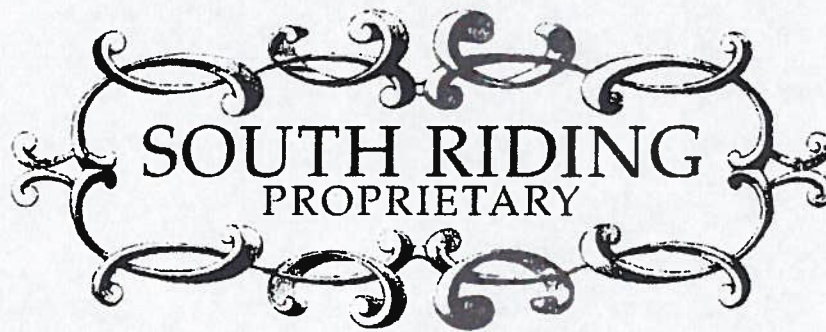
Thanks
Roy

From: Deanna McFarland [mailto:dmcfarland@southriding.net]
Sent: Tuesday, November 17, 2009 9:57 AM
To: bos@loudoun.gov
Cc: Wendy Taylor; loudounpc@loudoun.gov; Denise Harrover; Carol Teigen; bod@southriding.net
Subject: Stone Ridge Comm. Rezoning Letter of Support

Dear Members of the Board:

Please find attached a copy of a letter of support mailed to the Loudoun County Board of Supervisors, from the South Riding Proprietary Board of Directors, for the Stone Ridge Commercial Rezoning ZCPA 2006-0003/ZMAP 2006-0011.
Sincerely,

Deanna McFarland
Administration Manager
South Riding Proprietary
43055 Center Street
South Riding, VA 20152
(703) 327-4390 phone
(703) 327-6116 fax
dmcfarland@southriding.net



November 16, 2009

Loudoun County Board of Supervisors
1 Harrison Street, SE, 5th Floor
P.O. Box 7000
Leesburg, VA 20177-7000

Re: Stone Ridge Commercial Rezoning ZCPA 2006-0003/ZMAP 2006-0011

Dear Members of the Board:

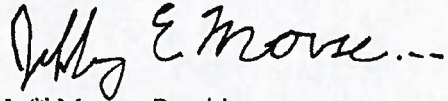
On behalf of the community of South Riding, the South Riding Proprietary Board of Directors hereby offers support for the adoption of the proposed above-referenced application for proposed rezoning.

The Application proposes to rezone approximately 70 acres within Tone Ridge from the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-H4 (Planned development – Housing), PD-IP (Planned development – Industrial Park), PD-CC(SC) (Planned Development – Commercial Center, Small Regional Center) and CLI (Commercial Light Industry) zoning districts to the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-H4 (Planned Development – Housing), PD-IP (Planned Development – Industrial Park), PD-CC(SC) (Planned Development – Commercial Center, Small Regional Center) and PD-OP (Planned Development – Office Park) zoning districts to relocate and consolidate previously approved residential and non-residential uses. The Application proposes no increase in the number of approved residential units and an increase of approximately 133 square feet of non-residential floor area. The Application requests amendments of the concept plan and proffers approved with ZMAP 1994-0017 and ZMAP 2002-0013/ZCPA 2002-0004 for Stone Ridge to accommodate the realignments of Millstream Drive and Canary Grass Drive (renamed Southpoint Drive) and to relocate previously approved community centers. The Application also requests zoning modifications (“ZMODS”) for changes to internal buffer yard requirements and to the size and access criteria for the proposed PD-CC (SC) district.

The Application property is located on the south side of John Mosby Highway (Route 50), the west side of Gum Spring Road (Route 659) and the east side of Goshen Road (Route 616) in the Dulles Election District. The property is more particularly described as Tax Map 100, Parcels A (portion), 37 (portion), 50, 51, 52, 54, 55 and 61 (portion); Tax Map 100 ((7)) Parcel S23; Tax Map 100 ((C14)) Parcel S35; and Tax Map 100 ((C25)) Parcel A (PINs: 247-20-9549 (portion), 205-36-2224 (portion), 204-47-0343, 204-35-8501, 204-15-3843, 247-28-4151, 247-18-9795, 204-46-2760 (portion), 204-26-3927, 204-37-4812 and 204-38-4096, respectively).

Thank you for considering our endorsement of this proposed plan amendment. We remain grateful for your continued efforts to improve South Riding and the area along the Route 50 corridor.

Sincerely,

A handwritten signature in black ink that reads "Jeff Morse...". The signature is written in a cursive, flowing style.

Jeff Morse, President

South Riding Proprietary Board of Directors

cc: Members, South Riding Proprietary Board of Directors
Stone Ridge
Loudoun County Planning Commission